

## BID PACKET

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Chris Wiseman & Mike Lewis

# UPTOWN NEW ALBANY HOME ONLINE AUCTION



**1728 FLORENCE AVENUE  
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

**TUESDAY, NOVEMBER 12 @ 6PM**

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

Address 1728 Florence Avenue, New Albany, IN 47150

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

**BIDDING ONLINE** - Proper and complete registration is required. All bidders must provide name, address, phone number, email address and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

**BUYER'S PREMIUM** - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

**MANNER OF PAYMENT** - A 10% non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION** - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property.

**FLOOD DESIGNATION** - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. Buyer shall pay for and be responsible for flood certification if needed. Our records indicate that the property is not in a flood zone.

**EVIDENCE OF TITLE** - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**SURVEY** - Property is being sold without survey. All land measurements are per courthouse records.

**REAL ESTATE TAXES AND ASSESSMENTS** - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* Buyer may apply for current-year exemptions/credits at or after closing if applicable.

**POSSESSION** - Seller will give possession at closing.

**AUCTION END TIME** - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

**MAXIMUM BID** Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference. The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

**MALFUNCTION AND LOSS OF SERVICE** The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserve the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. Bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**SELLER** Chris Wiseman & Mike Lewis

**Client Detail**

**1728 Florence Avenue, New Albany, IN 47150**

Listing #: **2019011852** Total Finished SqFt: **1,544** Above Grade Finished SqFt: **1,044** Active (10/31/19) **\$0**



Prop Type: **Residential/Farm** SubType: **Residential**  
 County: **Floyd** Township: **New Albany**  
 Subdivision: **No** School Dist: **New Albany-Floyd Cty**  
 Subdiv Nm: **No** Parcel#: **220504201292000008**  
 Beds: **2** Lot Sz: **0.13 / 5,663**  
 Baths: **1 (1 0)** Lot Size Src: **Assessor**  
 Abv Grd SF: **1,044** Lot Dim: **30 x 193**  
 Tot Fin SF: **1,544** Year Built: **1929**  
 New Const: **No** Annual Tax: **665**  
 Home Warranty: **No** Tax Year: **2018/2019**  
 Land Assess: **13,700** DOM: **0**  
 Improvements: **78,600** HOA \$: **/ None**  
 Total Assess: **92,300**  
 Directions: **East Spring Street to north on Vincennes Street for 0.7 mile to right on Florence Avenue just past Depauw Avenue and before Charlestown Road. Home on right.**

Legal: **P. 453 SW 1 1/4 L. 59 P. 453 NE 28 3/4' L. 58**  
 Tot Deductions: **\$59,000** Deduction Type Supplemental Homestead Comment \$14,000  
 Deduction Type Homestead Standard Comment \$45,000

**Remarks**

**Uptown New Albany Home Online Auction - Bidding Ends Tuesday, November 12 @ 6PM. Selling online for the Doris Wiseman Estate a 1920's two-bedroom bungalow with covered porch, full basement partially finished, and detached garage in uptown New Albany just minutes to shopping, dining, entertainment, schools, and parks. A 30' x 193' partially fenced lot has alley access to a detached garage in need of repair. Property is conveniently located off Vincennes Street between Depauw Avenue and Charlestown Road. Join the Uptown New Albany renaissance! BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. Measurements per courthouse records. OPEN HOUSE Monday, November 4, 4- 6 pm, Tuesday, November 12, 11 am - 1 pm or call for a private showing.**

**Amenities**

Type: **1 Story** Foundation: **Concrete Block**  
 Zoning: **Residential** Basement: **Yes** Basement Type: **Full, Partially Finished**  
 Construction: **Existing** Laundry: **Yes** Laundry Location: **Basement**  
 Outbuildings: **Garage** Laundry Type: **Other**  
 # Fireplaces: **1** Fireplace: **Decorative** Road Frontage: **30**  
 Appliances: **Range / Oven, Refrigerator**  
 Exterior Type: **Aluminum Siding**  
 Exterior Feat: **Covered Porch, Landscaped, Public Sidewalk**  
 Interior Feat: **Ceiling Fan(s), Eat-in Kitchen**  
 Road Type: **Paved**

**Measurements**

Above Grade Finished: **1,044.0** Nonconform Finished: **0.0**  
 Above Grade Unfinish: **0.0** Nonconform Unfinish: **0.0**  
 Below Grade Finished: **500.0** TFLS: **1,544**  
 Below Grade Unfinish: **460.0**

**Room Sizes & Levels**

Total Rooms: **5** Garage: **Y** Garage Size: **20 x 23** Garage Type: **Detached, Front Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	25 x 13	1st Floor	Wood	
Kitchen	12.6 x 13.6	1st Floor	Carpet	
Bedroom	13 x 12.6	1st Floor	Carpet	9 x 6 Closet
Bedroom	13 x 10.6	1st Floor	Carpet	
Bathroom Full	7 x 7	1st Floor	Other	
Family Room	25 x 20	LL/Basement	Vinyl	

**Utilities**

Water Heater: **Electric** Heat Type: **Forced Air**  
 Water Type: **Public Onsite** Cooling Type: **Central Air**  
 Natural Water:  Fuel Type: **Oil**  
 Sewer Type: **Sewer**

**General Information**

Possession: **At Closing** Covenants & Restr: **Unknown**  
 Flood: **No** Sign: **Yes**  
 Seller Will Lease: **No** Terms: **No**



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R6/6-14)

Date (month, day, year)  
9-15-19

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 1728 FLORENCE AVE NEW ALBANY IND 47150

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer	<input checked="" type="checkbox"/>				Septic Field/Bed	<input checked="" type="checkbox"/>				
Clothes Washer	<input checked="" type="checkbox"/>				Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher	<input checked="" type="checkbox"/>				Plumbing			<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood	<input checked="" type="checkbox"/>				Water Heater/Electric			<input checked="" type="checkbox"/>		
Microwave Oven	<input checked="" type="checkbox"/>				Water Heater/Gas	<input checked="" type="checkbox"/>				
Oven	<input checked="" type="checkbox"/>				Water Heater/Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener	<input checked="" type="checkbox"/>				
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well	<input checked="" type="checkbox"/>				
Trash Compactor	<input checked="" type="checkbox"/>				Septic and Holding Tank/Septic Mound	<input checked="" type="checkbox"/>				
TV Antenna/Dish	<input checked="" type="checkbox"/>				Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			<input checked="" type="checkbox"/>		
					Are the structures connected to a public sewer system?			<input checked="" type="checkbox"/>		
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?			<input checked="" type="checkbox"/>		
					Are the improvements connected to a private/community water system?			<input checked="" type="checkbox"/>		
					Are the improvements connected to a private/community sewer system?			<input checked="" type="checkbox"/>		
					<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
					Attic Fan	<input checked="" type="checkbox"/>				
					Central Air Conditioning			<input checked="" type="checkbox"/>		
					Hot Water Heat	<input checked="" type="checkbox"/>				
					Furnace Heat/Gas	<input checked="" type="checkbox"/>				
					Furnace Heat/Electric	<input checked="" type="checkbox"/>				
					Solar House-Heating	<input checked="" type="checkbox"/>				
					Woodburning Stove	<input checked="" type="checkbox"/>				
					Fireplace	<input checked="" type="checkbox"/>				
					Fireplace Insert	<input checked="" type="checkbox"/>				
					Air Cleaner	<input checked="" type="checkbox"/>				
					Humidifier	<input checked="" type="checkbox"/>				
					Propane Tank	<input checked="" type="checkbox"/>				
					Other Heating Source <u>FUEL OIL</u>			<input checked="" type="checkbox"/>		

**NOTE:** Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>9-15-19</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>10-4-19</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers?			<input checked="" type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**  
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>		
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 9-15-19	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Michael J. Ford</i>	Date (mm/dd/yy) 10-9-19	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 1728 Florence Ave, New Albany, IN 47150

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

(i) [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

(i) [ ] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):

(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) Buyer has received copies of all information listed above.

(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) Buyer has (check (i) or (ii) below):

(i) [ ] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) [ ] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) [Signature] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of

1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

1728 Florence Ave, New Albany, IN 47150




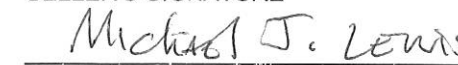
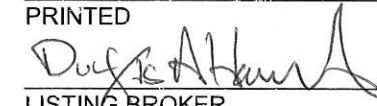
(Property Address)



47 **CERTIFICATION OF ACCURACY**

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
49 have provided is true and accurate.

51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
55 document shall be promptly delivered, if requested.

56		10-30-19	_____	_____
57	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
58		_____	_____	_____
59	PRINTED	_____	PRINTED	_____
60		10/30/19	_____	_____
61	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
62		_____	_____	_____
63	PRINTED	_____	PRINTED	_____
64		10-30-19	_____	_____
65	LISTING BROKER	DATE	SELLING BROKER	DATE



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
**Form #37.** Copyright IAR 2019



1728 Florence Ave, New Albany, IN 47150  
 (Property Address)

1728 Florence Avenue, New Albany, Indiana 47150

